

**APPLICATION FOR
PLANNED UNIT DEVELOPMENT**

1. Applicant's Name(s) TREYON S Bottoms
(First) (Middle Initial) (Last)
- Address 3420 MAUL DRIVE, SUITE #4, EAU CLAIRE, WI 54701
(Street) (City) (State, Zip)
- Phone Number _____
(Home) (Work) 715-552-1818
- Email Address TREYON@EAUCLAIREREALTY.COM
- Interest in Subject Property BUILDING CONTRACTOR
2. Property Owner's Name(s) MENOMONIE DEVELOPMENT, LLC
- Address 3420 MAUL DRIVE, SUITE #4, EAU CLAIRE, WI 54701
(Street) (City) (State, Zip)
- Phone Number _____
(Home) (Work) 715-552-1818
3. Address of Subject Property 17TH SUNSET SE AND 11TH AVENUE E, MENOMONIE, WI
4. Legal Description of Subject Property:
- Lot(s) PART SE 1/4 SW 1/4 T28N R13W OF PARCEL C OF 524953
Block(s) AND
Addition PART SW 1/4 SE 1/4 AND SE 1/4 SW 1/4 T28N R13W OF PARCEL C OF 524953
- Parcel No(s). 1725122813253400009 AND
5. The site of the planned unit development has a frontage of 2660 feet and a depth of 21640 feet.
6. The area (in square feet or acres) of the site is 27.88 A.

7. The existing use(s) of the subject property is (are) VACANT LAND

8. The existing use(s) of the adjacent property is (are):

North R3/A
East R1
South R2/A
West R1

9. The proposed use(s) of the subject property is (are) MULTI-FAMILY (136 UNITS)
PLUS 34 TWIN TOWNES AND 5 SFT

10. It is requested that this planned unit development application include the following permit requests:

Rezoning: From R1 to PUD
Conditional Use: For _____
Preliminary Plat: Name ESTOVER TERRACE
Single Phase Project: Submit Final Plan
Multiple Phase Project: Submit General Development Plan
Other Discretionary Permits: _____

11. I (we), the undersigned, do hereby make application and petition to the Common Council to amend the Zoning Ordinance and to change the zoning map of the City of Menomonie as requested above, and in support of this application, present the above facts concerning the area proposed for the planned development and the immediate vicinity of the subject site.

Submitted this 20th day of May, 2020.

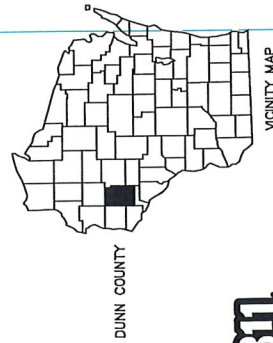
Signatures

[Signature]

NOTE: Applicant filing fee is \$500 payable by check made out to the City of Menomonie. A \$250 fee will be charged for each Final Plan submitted for the Planned Unit Development

Receipt # _____
\$500 paid _____
Date _____

Receipt # _____
\$250 paid _____
Date _____



DUNN COUNTY



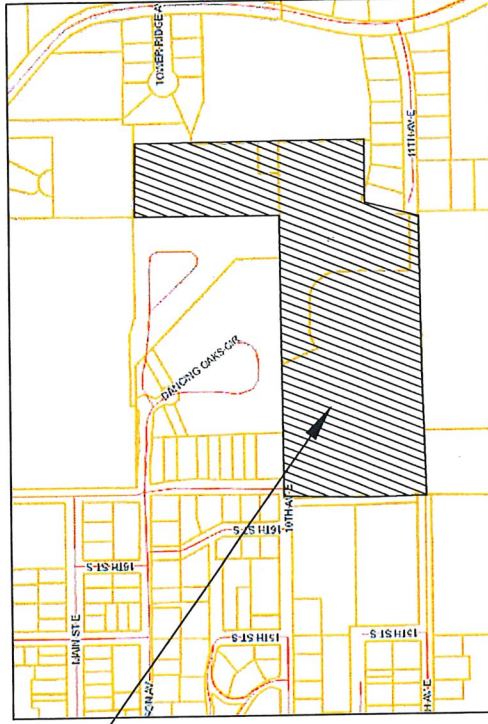
PROJECT LOCATION

Know what's below.
Call before you dig.

CONTACTS

DIRECTOR OF PUBLIC WORKS RANDY EDE (715) 232-2207	CITY OF MENOMONIE
MENOMONIE STREET DEPT.	BRUCE HEATH (715) 232-2302
WATER	JEREMY HOYT (715) 232-2395
SANITARY	PAUL STERK (715) 232-2249
TELEPHONE	KEN SCHICK (715) 839-5820
CABLE	CHARTER COMMUNICATIONS ATTN: CURT MOORE (715) 831-8940 ext. 51148
GAS	XCEL ENERGY ATTN: MIKE JOHNSON (715) 232-7415
FIRE DEPT.	CITY OF MENOMONIE (715) 232-2414

LOCATION MAP



GENERAL DEVELOPMENT PLAN ESTOVER TERRACE EAU CLAIRE REALTY MENOMONIE, WISCONSIN

LEGEND

EXISTING	PROPOSED

SHEET SCHEDULE

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING & DRAINAGE PLAN

AEC PROJECT #: 20010 PLANS DATED: MAY 2020



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR. SUITE #1
EAU CLAIRE, WI 54701
PH 715-552-0330
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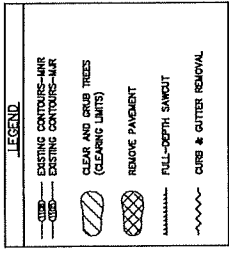
SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
SITE PLAN APPROVAL-CITY OF MENOMONIE		
WIDNR-WRAPP / NOTICE OF INTENT		
DSPS-EXTERIOR PLUMBING		

PROJECT OWNER:
EAU CLAIRE REALTY
ATTN: TREVOR SCHICKLAND
EAU CLAIRE, WI 54701
PHONE: 715-552-1818
EMAIL: trevor@eauclairerealty.com

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
SEAN BOHAN, P.E.
1360 INTERNATIONAL DRIVE SUITE #1
EAU CLAIRE, WI 54701
PHONE: 715-552-0330
EMAIL: sbohan@aec-engineering.com

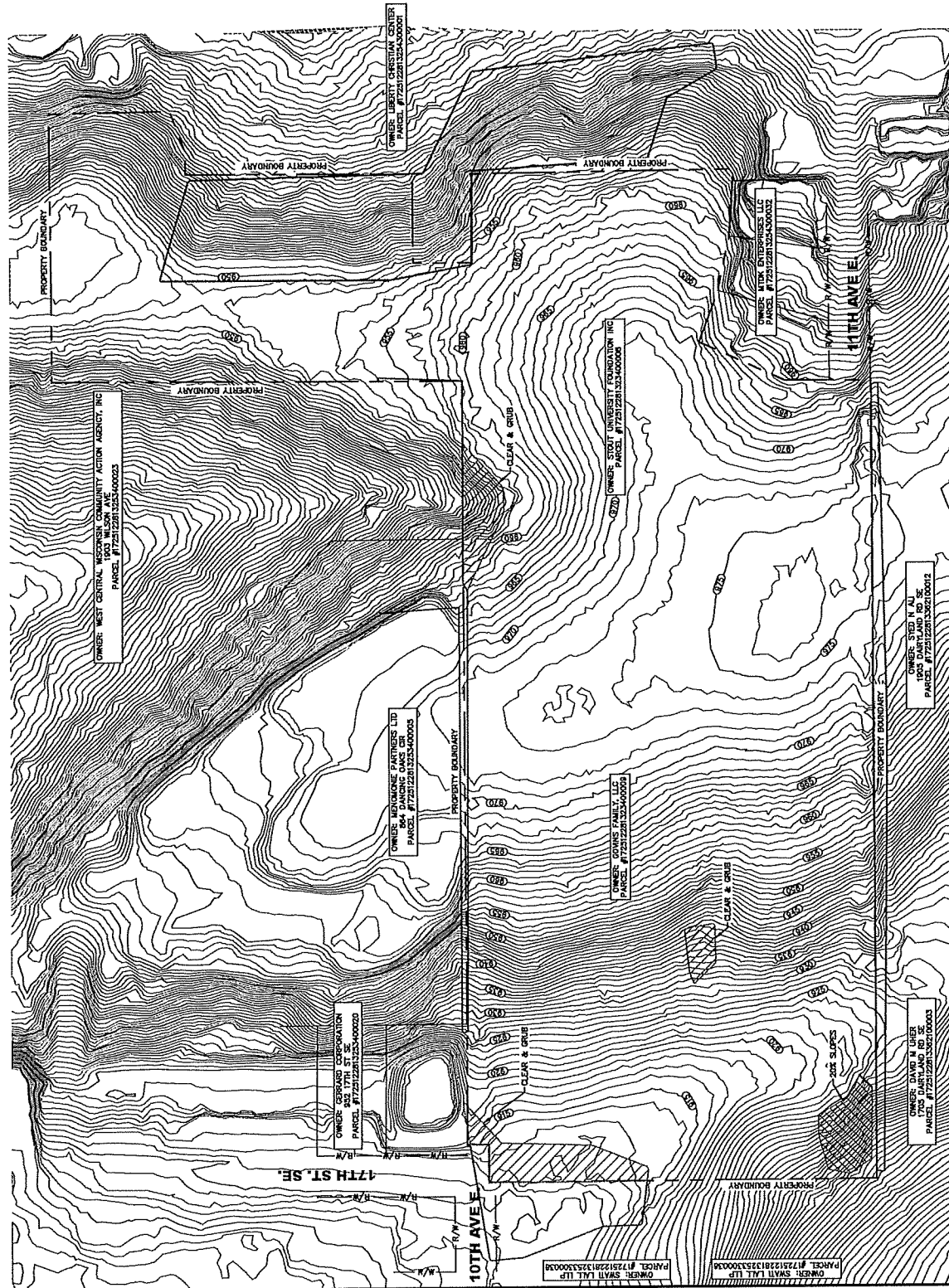


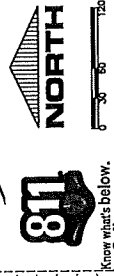
NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING
UTILITY LOCATIONS



GENERAL NOTES:

- [illegible]

[illegible]



ESTOVER TERRACE
MENOMONIE, WI

LOT SIZE: 124,377.22-SF (27.88 AC)
EXISTING IMPERVIOUS AREA: 0.0-SF (0.00)
PROPOSED USE: PUD
DENSITY: 155/27.88 = 5.5 UNITS/AC

PROPOSED BUILDINGS:
• (8 EA) 12-UNIT = 8,500-SF
• (8 EA) 8-UNIT = 7,535-SF
• (8 EA) TWIN HOME = 4,000-SF
• (8 EA) SINGLE = 4,000-SF
- TOTAL BUILDING AREA = 164,035-SF (13.95 AC)
PROPOSED IMPERVIOUS: 164,035-SF (13.95 AC)
PROPOSED SOFTWALL: 22,417-SF (1.90 AC)
OVERALL IMPERVIOUSNESS: 391,889-SF (32.30 AC)
GREEN SPACE: 822,305-SF (67.76 AC)
OPEN SPACE (10%) 182,157-SF (15.54 AC)
- OPEN SPACE PROVIDED 182,407-SF (15.54 AC)

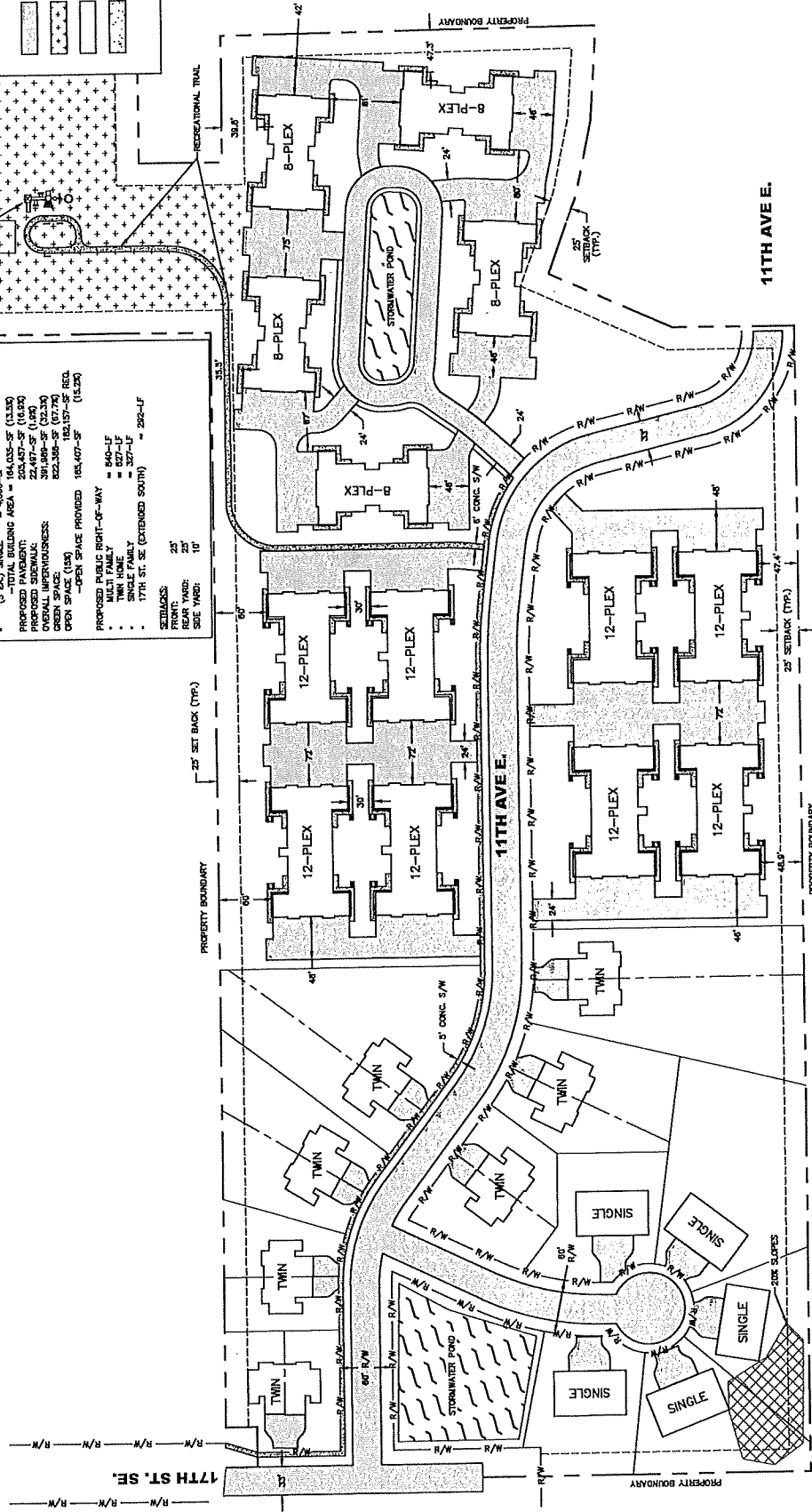
PROPOSED PUBLIC RIGHT-OF-WAY:
• MULTIFAMILY = 840-LF
• SINGLE FAMILY = 827-LF
• 17TH ST SE (EXTENDED SOUTH) = 292-LF

SETBACKS:
FRONT: 25'
REAR YARD: 25'
SIDE YARD: 10'

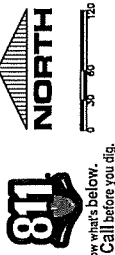
NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

SPORTS COURT/TOT LOT

HATCHING LEGEND:
PROPOSED BITUMINOUS PAVEMENT
OPEN SPACE
PROPOSED BUILDING
PROPOSED CONCRETE PAVEMENT (MINIMUM 4" THICKNESS) TO VEHICULAR TRAFFIC
PROPOSED CONCRETE PAVEMENT (MINIMUM 6" THICKNESS)



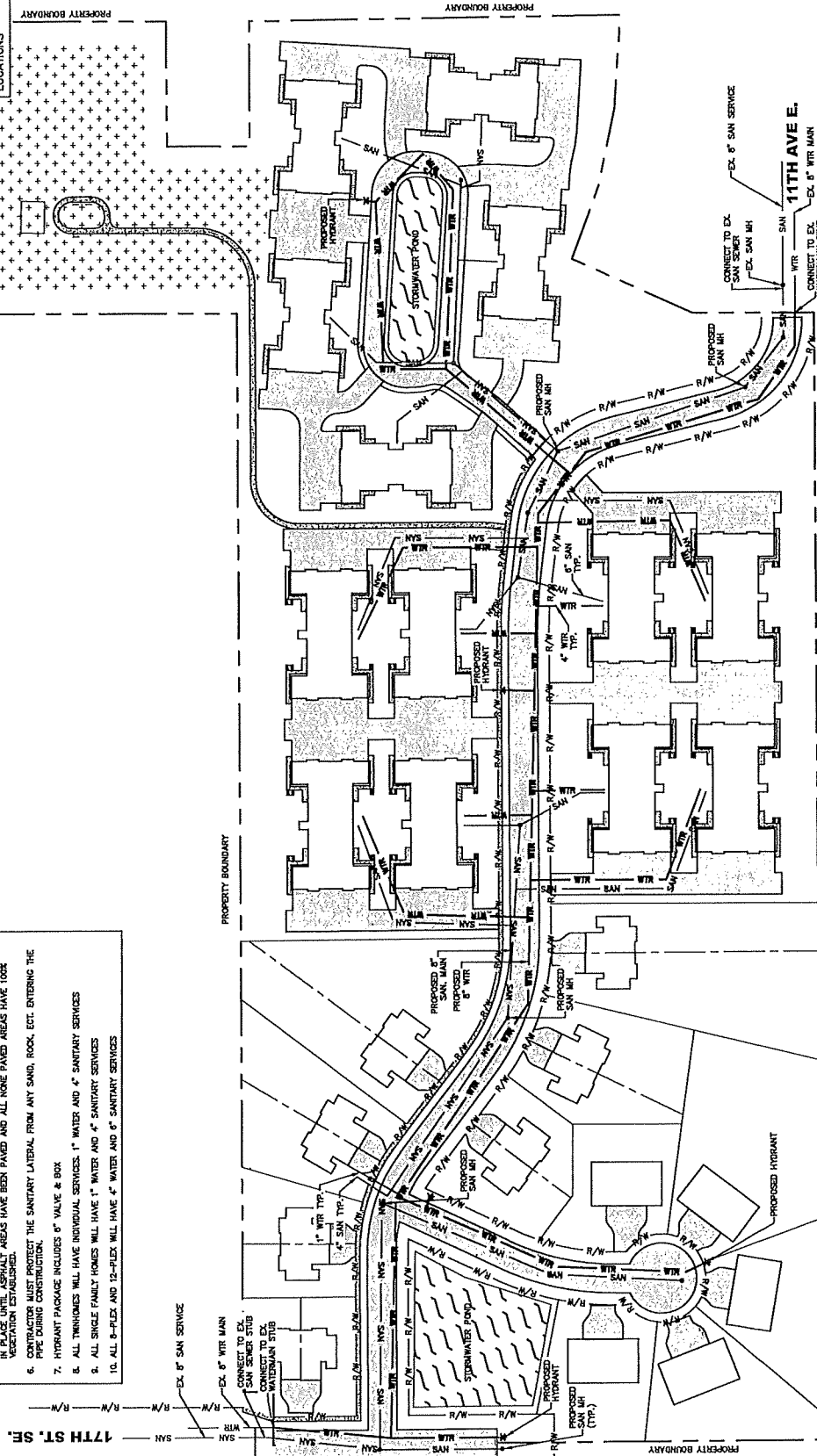
NO.	DATE	DESIGNED BY	CHECKED BY	REVISIONS	PROJ. NO. 20010	AEC	ADVANCED ENGINEERING CONCEPTS 1300 EAU CLAIRE, WISCONSIN 54701 EAU CLAIRE, WI 54701 PH: 715-835-0330 COPYRIGHT 2010 AEC LLC	OVERALL SITE PLAN	GENERAL DEVELOPMENT PLAN EAU CLAIRE REALTY MENOMONIE, WI	DWG NAME 20010 P03	3	5
										DATE 05/20/2010		



NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY
LOCATIONS

- UTILITY NOTES:**
1. SANITARY PIPE LENGTHS ARE TO CENTER OF MANHOLE. CONTRACTOR TO VERIFY ACTUAL LENGTH REQUIRED.
 2. MANHOLES ARE 48" UNLESS OTHERWISE NOTED.
 3. MAINTAIN 8" WATERMAIN COVER. ALL WATERMAIN MUST BE INSTALLED ACCORDING TO CITY OF MEMPHIS STANDARD SPECIFICATIONS. ALL CONSTRUCTION SHALL BE COMPLETED AND INSPECTION SCHEDULED AT LEAST 72 HOURS PRIOR TO START OF UTILITY CONSTRUCTION SO THAT INSPECTION CAN BE SCHEDULED.
 4. 12" CLEARANCE WHEN WATERMAIN GOES OVER SANITARY, WATERMAIN OR STORM SEWER & 18" SEPARATION WHEN WATERMAIN PASSES UNDER SANITARY, WATERMAIN OR STORM SEWER.
 5. UPON COMPLETION OF STORM SEWER INSTALLATION, STORM SEWER INLETS SHALL BE PROTECTED WITH 12" CONCRETE RINGS. ALL STORM SEWER INLETS SHALL BE PROTECTED WITH 12" CONCRETE RINGS. ALL STORM SEWER INLETS SHALL BE PROTECTED WITH 12" CONCRETE RINGS.
 6. CONTRACTOR MUST PROTECT THE SANITARY LATERAL FROM ANY SAND, ROCK, ETC. ENTERING THE PIPE DURING CONSTRUCTION.
 7. HYDRANT PACKAGE INCLUDES 6" VALVE & BOX.
 8. ALL TYPHOIDS WILL HAVE INDIVIDUAL SERVICES. 1" WATER AND 4" SANITARY SERVICES.
 9. ALL SINGLE FAMILY HOMES WILL HAVE 1" WATER AND 4" SANITARY SERVICES.
 10. ALL 8-PLEX AND 12-PLEX WILL HAVE 4" WATER AND 6" SANITARY SERVICES.

17TH ST. SE.



NO.	DATE	REVISIONS	DRAWN BY	DESIGN BY	CHECKED	AEC	PROJECT NO.	20010	GENERAL DEVELOPMENT PLAN	ESTOVER TERRACE	EAU CLAIRE REALTY	MEMPHIS, TN	SHEET NO.	4	SHEET TOTAL	5

ADVANCED ENGINEERING CONCEPTS
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PROJ. NO.
20010

UTILITY PLAN

GENERAL DEVELOPMENT PLAN
ESTOVER TERRACE
EAU CLAIRE REALTY
MEMPHIS, TN

DATE
03/2020

NAME OF DEVELOPMENT: ESTOVER TERRACE

OWNER: Menomonie Development, LLC
3420 Mall Drive, Suite #4
Eau Claire, WI 54701

CIVIL ENGINEER: Sean Bohan
AEC (Advanced Engineering Concepts)
1360 International Drive
Eau Claire, WI 54701

ARCHITECTURAL: To be determined



12-Unit Exterior Rendering



8-Unit Exterior Rendering



Menomonie Development, LLC is a single asset real estate investment company owned by William (Bill) Albright, Paul Madsen, and Trevor Bohland for the development and construction of 136-unit multi-family units plus 14 twinhomes and 5 single family residence at 17th Street SE and 11th Avenue E, Menomonie, WI.

Bill Albright has over 20 years in the construction/real estate industry. He is a co-owner of Eau Claire Realty LLC and several other real estate holding companies. Bill has overseen the construction of over 1,300 multi-family units and \$300MM worth of commercial real estate projects nationally. He received his bachelor's and Master of Science degree from the University of South Dakota from 1996-2001. He owned a small construction business through 2003 and was the Vice President of Heartland Contractors, a commercial construction/excavation company in Chippewa Falls, WI from 2004-2017. He has negotiated hundreds of projects ranging from commercial, residential to excavating. Bill specializes in real estate development, investment property construction/financing, and project management.

Paul Madsen is the President and Owner of RainMaster Lawn Systems, an irrigation company with a well-known reputation for outstanding customer service. Paul is also the President and Owner of Service First, a full-service plumbing company. Paul started both businesses from the ground up with a dedication to helping people. For over 19 years, Paul has proven his dedication to helping people, whether it is exceeding his customer's expectations, or coaching and growing his team. With over 45 employees, two branch locations, 4 lines of business and multiple acquisitions under his belt, Paul has proven that he also excels at strategic growth. In addition to his service business lines, Paul is co-owner in Eau Claire Realty LLC. Paul holds many irrigation and real estate related licenses and certifications.

Eau Claire Realty LLC is a multi-facet real estate company. Eau Claire Realty was founded in March of 2003 by David Suchla. In January 2014, Emily and Paul Madsen acquired ECR. They added property management services to stand alone realty. Today, ECR has four (4) divisions consisting of realty and leasing of retail and office space, residential property management with over 300 units under management, multi-family and retail/office construction, and hospitality.

Trevor Bohland is the CEO of ECR which is comprised of 16 employees providing oversight and strategic direction. Previously working 24 years for United Bank as CEO/President providing organization with bold and competent leadership, bringing years of professional experience to facilitate lending operations, maximize revenue, execute organization's strategic vision and goals, oversight of risk management, and ensure strong future growth. He received his Bachelor of Science from the University of Wisconsin-River Falls. He also studied at University of St. Thomas for master's degree and received Graduate School of Banking from University of Wisconsin-Madison in 2005.

The 136- unit multi-family development will consist of 5-8 units (2 story) with each building having 4-3 bedroom/2 baths with 1,396 square feet and 4-2 bedroom/1 bath with 1,032 square feet and total finished square footage of 9,712. 8-12 units (2 story) with each building having 8-2 bedroom/2 baths with 1,192 square feet and 4-2 bedroom/2 baths with 1,154 square feet and total finished square footage of 14,152. There will not be any retail and/or office space related with this proposed development.

The access to the development from 17th Street SE to Hwy 12 and 11th Avenue E onto 21st Avenue to Dairyland Road to Hwy 12 should minimize traffic implications resulting from project. The estimated value of the project upon completion is estimated at approximately \$13 million with annual property taxes of approximately \$315,500.

Per the 2019 Chippewa Valley Housing Recommendations Report compiled by the Chippewa Valley Housing Task Force in combination with the feasibility study engaged by Menomonie Development, LLC with CBRE the following were various observations:

- The Chippewa Valley has experienced significant growth in population and employment in the past decade, which coupled with other factors, has created a shortage of housing for people at nearly all stages of life and financial condition.
- The following represent key consensus findings of the participants of the Chippewa Valley Housing Task Force. The statements are not listed in order of priority or certainty:
 - ✓ Many of the key drivers of rising housing costs are the result of national trends, including building materials, labor shortages, interest rates, and lingering impacts of the lack of new construction during the last recession.
 - ✓ Housing supply in the Chippewa Valley is insufficient to meet current need and demand in every income category and housing type. The most acute need is for quality rental housing that is affordable for persons of low-income.
 - ✓ The overall housing effort must be regarded as continuous, long term mission that integrates complementary short-, medium- and long-term strategies and tactics that are regularly evaluated and updated.
 - ✓ Employers and economic development entities report that supply of housing is hindering recruitment of employees from young professionals to executives, and that overall supply of housing is among the top constraints to growth.
 - ✓ Housing is a significant impediment to current and long-term economic development in the region.
 - ✓ Housing, community design, and the build are key social and physical determinants of health.
 - ✓ Many households face challenges to accessing stable housing independent of housing supply that require additional attention and resources, including but not limited to mental health, conviction and rental history, racial and cultural stereotyping.
 - ✓ Rising costs of non-housing essential services such as health care and childcare are resulting in increased cost burdens for persons who have low to moderate income and further exacerbate housing challenges.
 - ✓ Partnerships and collaborations between government, private firms, non-profits, and civic groups will be required to effectively address our current housing challenges.
 - ✓ Effective and coordinated advocacy by informed citizens and civic groups is necessary to maintain momentum, refine and support policy proposals that reflect community goals, and contribute to implementation.
 - ✓ Raising public awareness and political will are aligning toward action.
- “Affordable Housing” is most typically defined as housing expenses that comprises no more than 30% of household income (including utilities, insurance, property taxes, upkeep, and related expenses). Households spending more than 30% are considered “cost burdened”, and households spending more than 50% are considered “severely cost burdened”.
- “Workforce Housing” is another term utilized increasingly in recent years to gain support for policies and strategies to address supply of housing for moderate- and middle-income households. The construction of the term is clearly to indicate employed persons. This term comes with limitations, as it is typically defined as housing that is “affordable” to households earning between 60% and 120% of the County Median Income.
- ALICE, which stands for Asset Limited, Income Constrained, Employed, is a measure generated by The United Way of those who are not considered impoverished by federal standards but are also not generating enough income to afford the cost of living in the county. The ALICE figures indicate that 42% of Dunn County Residents who are employed are not earning enough income to afford the

cost of living, whereas the City of Menomonie is 56%. In comparison, ALICE figures indicate 42% of Eau Claire County residents and 36% of Chippewa County residents who are employed are not earning enough income to afford the cost of living.

Estover Terrace:

The proposed PUD will be beneficial to the City of Menomonie as a whole, in addition to the area proposed for development. The project will be developing infill area of the City. Estover Terrace partially addresses the housing shortages that exists in the City combined with fulfilling housing for low income (income insecure with 40 units or 29.41% of proposed total units and 136 units for moderate income (workforce housing) or 100% of proposed total units.

AREA MEDIAN INCOME (AMI) DEFINITIONS	
Definition	AMI Range
Extremely Low Income	0% - 30%
Very Low Income	31% - 50%
Low Income	51% - 80%
Moderate Income Workforce Housing	50% - 120%

Per data provided by Cedar Corporation and HUD, the following is the maximum rent based on household size and area median income for Dunn County:

MAXIMUM RENT BASED ON HOUSEHOLD SIZE AND AREA MEDIAN INCOME DUNN COUNTY - 2020						
Unit Type	HHD Size Min-Max	---Maximum Rent Based on Household Size (@ 30% of Income)---				
		30% AMI Min-Max	40% AMI Min-Max	50% AMI Min-Max	60% AMI Min-Max	80% AMI Min-Max
Studio	1 - 1	\$375 - \$375	\$501 - \$501	\$626 - \$626	\$752 - \$752	\$1,002 - \$1,002
1 BR	1 - 2	\$375 - \$429	\$501 - \$573	\$626 - \$716	\$752 - \$859	\$1,002 - \$1,145
2 BR	2 - 4	\$429 - \$536	\$573 - \$715	\$716 - \$894	\$859 - \$1,073	\$1,145 - \$1,430
3 BR	3 - 6	\$483 - \$623	\$644 - \$830	\$805 - \$1,038	\$966 - \$1,245	\$1,288 - \$1,660
4 BR	4 - 8	\$536 - \$708	\$715 - \$944	\$894 - \$1,180	\$1,073 - \$1,416	\$1,430 - \$1,888

Sources: Cedar Corporation; HUD

The following are the proposed rents at Estover Terrace:

1. 3 bedroom/2 bath with 1,396 square feet at \$1,275/month
2. 2 bedroom/1 bath with 1,032 square feet at \$1,075/month
3. 2 bedroom/2 bath with 1,192 square feet at \$1,250/month
4. 2 bedroom/2 bath with 1,154 square feet at \$1,225/month

Based upon maximum rent based on household size and AMI for Dunn County vs. proposed rents for Estover Terrace, the following units meet affordable housing income ranges by definition:

<u># of Units</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>Total</u>
	0	116	20	136
Extremely Low Income	0	0	0	0
Verly Low Income	0	0	0	0
Low Income (Income Insecure)	0	20	20	40
Moderate Income (Workforce Housing)	0	116	20	136

Based upon proposed development plans and total unit count of 155 versus 23.24 acres, not including estimated 5.81 acres of "green space" the density of the proposed development would be 6.63 units per acre. The density is inline with other proposed and approved developments considered by the City of Menomonie. The 5.81 acres of green space meets the PUD requirements of at least 15% of the total gross land area for open space. Menomonie Development, LLC does have final infrastructure costs associated with the proposed project but based upon standard development costs of \$500 per linear foot and current building costs, the proposed density is needed in which to make the project viable in today's environment.

The City of Menomonie has demonstrated its commitment to supporting affordable housing and housing shortfall via updates to the City of Menomonie Housing Affordability Report along with numerous discussions and informative public hearings in 1Q2020. Collaboratively, the Health Dunn Right Coalition Housing Action Team (HAT) has been engaged to lead the movement to ensure that all our residents thrive in safe, healthy, affordable homes. They do this through advocacy, education and organizing. HAT is comprised of a cross section of community leaders including county and city staff, non-profits, developers, contractors, landlords, and community advocacy.

With the expansion of the business in the City of Menomonie, a balance must be achieved with workers to meet the needs of their businesses. It is especially difficult in a tight labor market that was experienced, prior to COVID-19. The inability to retain workers and steady labor force will stifle further business growth which is being realized in other communities in WestCentral Wisconsin.

In conclusion, Menomonie Development, LLC desired to work with the City of Menomonie in which to facilitate an outcome that is a win-win for all parties. We appreciate as a developer the pro-business and growth that the City staff and council continue to not only articulate but also turn into action for results that benefit the community at large. It is our hope that the City of Menomonie can partner with us to make this project come to life.